

High Point of Hartsdale Condo III
Board of Managers Meeting
Meeting Minutes – November 12, 2024

Present: Lynne Zeoli, Rayna Alperstein, Christine Dolan, Susan Ellis, Marie Forbes, Mary Harper, Irwin Lackowitz, Sharon Jeffrey, and Wendi Katz
Also Present: Laura Valenti, Property Manager, Stillman Management

Open Meeting: Meeting called to order at 6:30 PM.

President’s Address and Unit Owner’s Questions & Answers:

- Common charges will be increased by 7.5% for 2025. Increase is partially due to costs associated with electricity, repairs and maintenance, insurance, and CA (community association) dues. The CA portion of this increase is 3.6%, (\$988K).
 - It is important we keep an adequate reserve fund for our property value, unexpected maintenance expenses, etc.
 - Self-insurance is not an option
 - CA Fair Housing Settlement: The approved plan for pool accessibility will be a lift from the Clubhouse level to the bathroom level and then a ramp down to the pool level.
- Assessment amount is yet to be determined. After the engineer’s report has been thoroughly reviewed and the required projects prioritized the assessment cost can then be determined.
- There will be 3 options on how to pay the required assessment:
 - One-time lump sum payment or
 - One year payment divided over first 12 months at 0% interest or
 - Participate in the loan with interest (interest rate will be as of the date the loan is taken). A Loan Broker has been hired who will work diligently to get us options for the best rate and loan terms.
 - For Condo III to obtain a loan 51% of owners must vote ‘yes’ to taking a loan.
- Work in P3 Garage and 500 Carport has taken longer than anticipated due to obtaining permits. Applications are being submitted in a timely fashion; permits have just taken longer to receive from the Town of Greenburgh.
- If a unit owner’s common charges fall into arrears a monthly late fee is applied for each month in arrears. Our attorney manages if a unit owner falls significantly behind. In addition to the monthly late fee the unit owner is required to reimburse Condo III any legal fees incurred.

The meeting adjourned at 6:58 PM.

Closed Meeting: Meeting called to order at 7:06 PM.

1. Minutes

- A motion was made, seconded, and passed to accept the October 2024 minutes, as amended.

2. Treasurer’s Report

- A motion was made, seconded, and passed to accept the November 2024 Treasurer’s Report dated as of 11/08/2024.
 - Operating Account: \$ 10,975.91
 - Reserve Account: \$ 1,181,352.78

3. Manager’s Report

- Security/Gatehouse/Incidents:
 - The Property Manager continues to monitor and address resident complaints with the Gatehouse staff. Residents are requested to *submit in writing* any complaints, time, date, and a brief description of the incident to the Property Manager.

- **Maintenance: Leaks/Repairs:**
 - Building 500 Elevator Phone Lines: Upon maintenance staff's regular testing, they discovered the call buttons in both elevators were not working. Fleetwood was called and found intercom lines underground had reached the end of life. The Property Manager notified Optimum and (2) new phone lines were added, one for each elevator car as required by the Building Fire Code.
 - Building 500 2nd Floor Hallway Leak: Awaiting Antenucci (plumber) to replace the water line found in July leaking into hallway; temporarily clamped by maintenance staff. Will monitor to confirm no further leaks and arrange for cosmetic repairs.
- **Follow-ups/Pending/Updates: Issues & Projects:**
 - Chimney Inspections (annual): All Pro continues to submit completed inspection forms. Office is following up with a handful of residents who have missed the 10/31/2024 deadline.
 - Elevators: Equipment for modernizing the remaining (3) elevators currently on order (500 #1 &2, 400 #2). Expected early 2025.
- **Miscellaneous Correspondence/Complaints:**
 - A letter was sent to a unit owner regarding mailbox tampering.
 - A second and third notice was sent to a unit owner regarding ongoing noise complaints.
- **Waivers:**
 - Sales: None
 - Leases: Building 500-415, \$2700, condoflex.

5. Committee Reports: None

6. Old/New Business

- Waste lines replaced in Building 400, P3 garage. Building 500 had previously replaced some waste lines.
- Exterminator: Proposal received from Suburban Exterminating; requesting a proposal from JP McHale.

7. Issues and Projects

- **Buildings 400/500 Ledge Terrace Leak Issues & Garage:**
 - Garage & Carport: Repairs continue in P3 garage. Awaiting additional permits newly required by the Town of Greenburgh for ceiling installation. Submitted on 10/30/2024.
 - Façade: Report received and being reviewed by Board members and engineer. Awaiting a "prioritized" list from engineers.
 - Assessment Loan: Property Manager spoke with loan broker, advised of the possible project costs based on current engineer's report. Awaiting an update on loan qualification amounts and interest rates.
- **Fair Housing Settlements:**
 - Building 500 Lobby Accessibility – Whitelaw Architects submitted proposal for review.
 - Building 400 MCR Accessibility – Outdoor access ramp
 - Whitelaw Architects \$7,200.00 fee to complete required drawings. A motion was made, seconded, and passed to accept Whitelaw Architects fee.
 - Treacy Brother's Construction contracts signed. Permit application in the process of being filed with the Town of Greenburgh.

8. Other: None

The meeting adjourned at 8:20 PM.

No meeting in December. The next meeting will be on January 14, 2025, in Building 500 Monte Carlo Room.

Respectfully submitted,
 Fredda Turnof
 Recorder of Minutes